

Embden Planning Board –March 12, 2026

Members present were Leo Mayo, Ann Bridges, Randy Caldwell, Chuck Pease and alternates Paula Sansouci and George Arab. Also present were Terri Lamontagne, CEO; Henry Barrett, D. Mariah Smith, Michael Roy and Michel White. The chairman asked Paula Sansouci to sit in place of Kelly Bragg.

The minutes was accepted as presented.

Old Business: The CEO reported that Gary Orlando (Raymond Street; Tax Map 030, Lot 015) who previously requested an After the Fact permit for a deck which he built in the spring of 2024, was denied a DEP Permit by Rule as he failed to respond to DEP’s request for additional information. She advised the Board that she would be sending Mr. Orlando a letter indicating that the structure must be removed.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3015	Chris Witt	To construct 32’ x 32’ two story garage on concrete slab with 12’ x 28’ lean to; 155’ HWM; to remove existing 8’ x 16’ shed; site review completed 03/09/2026; 75 Kings Drive; Tax Map 28, Lot 009		\$340.00	#260325-1

Representatives of the Embden Solar, LLC was next on the agenda. New copies of the application and various maps with applicable changes were given to the Board members. The application was for a 0.999MW ground mounted solar project located off the Kennebec River Road. Because of the Board’s concern about the Resource Protection zone, the project was moved north and was no longer within the 250’ Resource Protection Zone. The project’s perimeter fence is set back a minimum of 50’ from property lines and 100’ from residence. Any disturbed are will be reseeded with a DEP approved pollinator mix. The project will be accessed by a new 20’ wide gravel road which reduces to 15’ width. The access road required a Maine DOT Entrance Permit.

The project is enclosed within an 8’ high security fence with a wildlife gap as requested by the Maine Department of Inland Fisheries and Wildlife. The fence includes 20’ wide vehicle gates and 4’ wide personnel gates and a knox box will be provided for emergency access.

Stormwater management is designed in accordance with town standards and Maine DEP Basic Standards and maintains existing drainage patterns to the greatest extent practicable.

Wetlands were identified and no streams or vernal pools were found on the subject parcel. Review was completed by the Maine Department of Inland Fisheries and Wildlife; Maine Natural Areas Program; and Maine Historic Preservation Commission. No concerns were noted by each.

Mr. Roy indicated that they have submitted the following:

1. MEDEP Stormwater Permit by Rule which was approved.
2. MEDEP Solar Decommissioning Permit which includes a financial guarantee for 150% for the Decommissioning Estimate is waiting for approval. The Town can be named as an obligee with the State of Maine.
3. Maine DOT Entrance Permit was approved.
4. Maine construction General Permit Notice of Intent will be submitted 14 days prior to construction.

A Board member asked Mr. Roy if he had received any letter from the local fire department and EMS. The Chairman asked Randy Caldwell to follow up on this.

Michael White, an Embden resident, asked several questions including whether the materials used were all made in the USA. They indicated “yes”.

After some discussion, the Board indicated that they would need time to review this new material before making any decision. At the next Board meeting the members will bring any further question they may have on the project which will then be forwarded to Embden Solar, LLC.

There was a short discussion about a possible marijuana ordinance.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:13 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary